

**Village of Barrington
Plan Commission
Minutes Summary**

Date: February 22, 2005

Time: 7:00 p.m.

Location: Village Board Room
200 South Hough Street
Barrington, Illinois

In Attendance: Anna Bush, Chairperson
Curt Larsen, Vice Chairperson
Harry Burroughs, Commissioner
Richard Ehrle, Commissioner
Ruth Schlossberg, Commissioner
Steve Morrissey, Commissioner

Staff Members: Jeff O'Brien, Planner/Zoning Coordinator

Call to Order

Ms. Bush called the meeting to order at 7:04 p.m.

Roll call noted the following: Anna Bush, Chairperson, present; Curt Larsen, Vice Chair, present; Bhagwant Sidhu, absent; Harry Burroughs, present; Steve Morrissey, present; Ruth Schlossberg, present; Richard Ehrle, present

There being a quorum, the meeting proceeded.

Ms. Bush announced the order of the agenda.

Chairperson's Remarks

None

Old Business

None

New Business

PC 04-13: Zoning Ordinance Text Amendment Re: Accessory Structure Height (Public Hearing)

Staff requested continuing PC 04-13 to March 8, 2005 to allow staff to finalize their recommendations.

Motion by Mr. Larsen to continue PC 04-13 to March 8, 2005. Mr. Ehrle seconded the motion.

Roll Call Vote:

Mr. Morrissey - yes

Mr. Burroughs - yes

Mr. Ehrle - yes

Ms. Schlossberg - yes

Mr. Larsen - yes

Ms. Bush - yes

Motion carried.

PC 05-02: Pickwick on the Lake Planned Development Amendment – Northeast Corner of East Hillside Avenue & Bristol Drive (Public Hearing – Planned Development Amendment)

Petitioners: Mr. Jeff Westerguard, Owner
Ron Flubacker, Project Architect

Ms. Bush asked anyone from audience who wished to address the board to stand and swore them in.

Mr. Flubacker stated that Pickwick on the Lake was constructed in the 1970's as rental units and are being converted into condominiums. The petitioner is proposing to offer prospective owners of the twenty-eight (28) 2-bedroom units, the option of converting the current patios to sunroom additions at an additional cost. The petitioner is also requesting approval for identification signage on the Hillside Avenue entrance. The fencing material would consist either of wrought iron or aluminum attached to masonry piers. The text would be either metal lettering mounted on pickets or a sandblasted wood background.

Ms. Bush asked for clarification on the sunroom request. The petitioner is requesting to potentially build twenty-eight sunrooms, depending on whether the prospective owners choose to pay an additional cost for the sunroom addition.

Mr. Flubacker replied yes.

Ms. Bush commented that there might be a lack of symmetry if not all the sunrooms are built.

Mr. Flubacker referred to the photos and pointed out that due to landscape coverage, not all the sunrooms could be viewed.

Mr. Larsen asked when construction would begin.

Mr. Flubacker replied that renovations to the vacant units are currently underway.

Mr. Larsen asked how the remodeling will affect current residents.

Mr. Westerguard replied that there are currently fourteen (14) vacancies which are being remodeled at this time and current renters will have an option to buy when their lease is up.

Mr. Larsen asked if the ownership would change when their leases are up.

Mr. Westerguard replied yes, renters will have the option to leave or will be offer incentives to purchase the unit.

Mr. Larsen asked what is the current market value for the condos.

Mr. Westerguard replied that the asking price for the one-bedroom condominiums, depending on its location, will range from \$175,000 to \$190,000. The smaller 2-bedroom unit (Unit A) will range in price from \$275,000 to \$290,000 and the larger two-bedroom (Unit B) will cost approximately \$285,000 to \$315,000.

Mr. Larsen asked for the price of the sunroom additions.

Mr. Westerguard replied approximately \$40,000.

Mr. Larsen asked for an estimated timeframe for the entire project taking into account the expiration of the current leases.

Mr. Westerguard replied approximately fifteen (15) to eighteen (18) months.

Mr. Larsen asked whether a condominium association has been established and if so, have bylaws been developed.

Mr. Westerguard replied they are in the process and the bylaws will take approximately 30 days to complete.

Mr. Larsen asked whether condo owners will have to pay an association fee.

Mr. Westerguard replied yes.

Mr. Ehrle asked if the sunrooms will be four-season rooms.

Mr. Flubacker replied yes, complete with heating and air-conditioning.

Mr. Larsen asked what the project will entail.

Mr. Westerguard replied the heating, ventilation, and plumbing will be improved, new cabinets, windows, front doors and sliding doors will be installed. The bathrooms and floors will be renovated and the rooms will be repainted. Finally, landscaping and pavement improvements will be conducted on the building grounds.

Mr. Burroughs verified with the petitioner that the improvements are scheduled for completion in eighteen months.

Mr. Westerguard replied yes each unit will take approximately two months to complete.

Mr. Larsen asked who will be the general contractor.

Mr. Westerguard replied that Bakers Lake LLC will be the general contractor.

Ms. Schlossberg asked whether the fencing will remain on units without sunroom additions.

Mr. Westerguard advised the fencing will remain; however, the current fencing will be improved.

Mr. Morrissey asked whether the roof will be renovated

Mr. Westerguard responded no as the current roof is less than 5 years old.

Ms. Bush asked the petitioner if they have met with the Architectural Review Committee.

Mr. Westerguard replied yes they have.

Ms. Bush asked if the Architectural Review Committee approved the petition including the condition that all twenty-eight sunrooms may not be built.

Mr. Flubacker replied yes.

Mr. Ehrle asked if the name of the development will change.

Mr. Westerguard replied that the name will change, however, a new name has not been decided upon as of yet.

Mr. Larsen commented that he would prefer building all of the sunrooms on units facing Bristol Lane and Hillside Avenue to make it more uniform.

Ms. Bush agreed that if one sunroom addition were to be built on units facing Bristol Lane and Hillside Avenue, all sunrooms on that unit should be required to be built.

Board discussed the sunroom additions facing Bristol Lane and Hillside Avenue.

Mr. Morrissey asked which units are considered premium units.

Mr. Westerguard replied the premium units either face or are in close proximity to the lake.

Mr. Morrissey asked what type of fencing would be installed on the units without sunrooms.

Mr. Westerguard replied the fence will be board on board similar to the existing fence; however, it will be improved and more decorative.

Ms. Bush asked for staff comments.

Mr. O'Brien stated the petitioner is requesting approval of twenty-eight (28) potential sunroom additions to the existing two-bedroom buildings. The additions will range from 166 square feet for the "A" units to 169 square feet for the "B" units for a total of 4,690 square feet added to the existing buildings. This request amends Ordinance 1270 which states the existing building area on the site is 28,986 square feet. Additionally, ground coverage is restricted to sixteen (16) percent of the site. This proposal will increase the allowable building area to 33,676 square feet for maximum ground coverage of twenty (20) percent. The Zoning Ordinance restricts lot coverage not to exceed forty (40) percent for multi-family dwellings in the R-8 district. It is important to note that the number of units will not be increased. The Mr. O'Brien noted that the Architectural Review Committee approved the request on February 10, 2005, noting that not all sunrooms may be built.

The petitioner is also requesting exceptions to sections 4.13-13 (identifications signs) and 4.5 (fencing) of the Zoning Ordinance to construct an entrance feature along Hillside Avenue. Section 4.13-13 of Part IV of Chapter 4 of the Zoning Ordinance allows for identification signs for residential developments as part of a Special Use/Planned Development. The original Planned Development Ordinance does not specifically permit signage. Therefore the amendment will have to contain language to permit the signage. The petitioner is proposing two (2) signs (one sign per entry feature) at the southern entrance to the development off East Hillside Avenue. The signs will either be individual letters or a sand-blasted wood sign mounted on the decorative fencing. The entry features will be set back ten (10) feet from the south property line. This location complies with the zoning regulations governing site distance. The signs will not exceed twelve (12) square feet. Section 4.5 of Part I of Chapter 4 of the Zoning Ordinance restricts fence height in front yards to three (3) feet. This section also restricts decorative fence posts to three (3) feet, six (6) inches. The proposed entry features will each have approximately nineteen (19) feet of decorative picket fencing that ranges from two (2) feet to four (4) feet, six (6) inches. The fences include decorative piers that are six (6) feet, six (6) inches in height. There will be landscaping around the features. The fencing and piers act as decorative features only and do not enclose the development.

Based on staff's findings, all eighteen standards have been met and staff is recommending approval with the following conditions:

1. One sign will be permitted per entrance for a total of two signs facing Hillside Avenue. The size of each entrance feature will be no larger than twelve (12) square feet. Signs shall be composed of sandblasted wood or individual lettering mounted on the entry feature. Signs shall have external illumination only.
2. The height of the fencing will be no higher than four (4) feet, six (6) inches. The decorative piers shall be no higher than six (6) feet, six (6) inches. The proposed entrance features will be restricted to Hillside Avenue only.

Mr. Larsen asked for clarification as to what type of materials are proposed for the picket.

Mr. Flubacker replied the materials would consist either of wrought iron or aluminum.

Mr. Larsen asked for staff's comments on the proposed materials.

Mr. O'Brien advised either material would be appropriate.

Mr. Flubacker asked for further discussion on the sunroom additions. Mr. Flubacker agreed with the board recommendation that either all or none of the sunrooms should be built on Hillside Avenue, however, the sunrooms to be added on Bristol are not as visible and symmetry is not an issue.

Ms. Bush advised a member from the audience wished to speak and swore her in.

Carol Bishop, 700 Concord Lane, Barrington, IL

Ms. Bishop asked which of the one-bedroom units will be affected and what will happen to the existing deck and fencing on those units.

Mr. Flubacker replied that the ten (10) units affected face Bristol Lane and Hillside Avenue. The units will have their decks remodeled and the wood fencing will be replaced.

Ms. Schlossberg asked staff if this development meets the affordable housing requirements.

Mr. O'Brien replied no it does not.

Mr. Morrissey asked if the furnaces will be upgraded and what will happen to the existing chimneys.

Mr. Flubacker replied the furnaces will be upgraded. The chimneys will remain.

Mr. Burroughs asked staff why Ordinance 1270 restricts the size of the development.

Mr. O'Brien responded he reviewed the special use ordinance and no mention was made as to why the size was restricted.

Mr. Burroughs asked staff if a time restriction could be added to the board's recommendations.

Mr. O'Brien responded that a time restriction could be added.

Mr. Burroughs asked could a future owner, possibly ten years from today, build a sunroom addition.

Mr. O'Brien stated that theoretically, future owners could petition to build an addition; however, it would require board approval. He suggested that a sunset provision be included.

The board and staff discussed time restrictions on the sunrooms additions.

Ms. Bush commented that she would prefer a sunset provision.

Mr. O'Brien suggested adding a five-year sunset provision which would require future owners to seek approval from the Village.

Mr. Larsen agreed with the five-year provision.

Ms. Schlossberg suggested increasing the provision to seven years.

Ms. Bush asked the board is they were ready to consider a motion.

Motion by Mr. Larsen to approve PC 05-02 with staff's recommendations including the following provisions:

- 1. Prior to Village Board approval, the petitioners must provide staff with the homeowner's association's declaration of bylaws so they may provide their recommendations to the Village Board.*
- 2. Sunroom additions are required to be built in seven years from approval (sunset provision).*
- 3. Condo units facing Bristol Lane and Hillside Avenue (units 1, 2, 3, 5, 6 & 7) will either all have sunrooms or none at all for symmetry.*

Mr. Burroughs seconded the motion.

Ms. Schlossberg requested clarification. She was under the impression that only units, 5 & 6, were required to have all or none of the sunrooms to be built.

Mr. Larsen amended his motion that only the units on Hillside Avenue, units 5 & 6, will be required to have all or none of the sunrooms to be built. Mr. Burroughs seconded the motion.

Mr. Morrissey questioned Mr. Larsen as to why he is recommending the bylaws and sunset provision. Mr. Morrissey commented that he does not have an issue with increasing the sunset provision.

Mr. Larsen responded that both provisions allow for controls, however, it does not restrict a future owner from building a sunroom addition as they can petition the village.

Roll Call Vote:

Mr. Burroughs – yes

Mr. Ehrle - yes

Mr. Morrissey - yes

Ms. Schlossberg -yes

Mr. Larsen –yes

Ms. Bush – yes

Motion carried.

Ms. Bush asked when this case will go before the board.

Mr. O'Brien replied April 11, 2005.

Approval of Minutes

Motion by Mr. Larsen to approve the minutes of January 25, 2005 as presented. Mr. Burroughs seconded the motion. Voice vote recorded all ayes. Motion carried.

Planner's Report

Mr. O'Brien advised the following cases will be coming before the board:

1. Accessory structure amendment.
2. GK development located at 120 S. Northwest Hwy.
3. The senior housing development located north of Governors Park.

Mr. O'Brien informed the board that no cases are scheduled for March 22, 2005. The board approved to cancel the March 22, 2005 meeting.

Adjournment

Motion by Mr. Burroughs to adjourn the meeting. Mr. Larsen seconded the motion. Voice note recorded all ayes. Motion carried.

Meeting adjourned at 8:20 p.m.

Respectfully submitted,
Paula Emerson
Recording Secretary

Ms. Anna Bush, Chairperson
Plan Commission